

## 2 Bedroom Apartment for Sale in Potamos Germasogeias, Limassol District

For sale: an exciting opportunity to own an under-construction apartment in Potamos Germasogeias. This contemporary property offers spacious living with an internal area of 80 m<sup>2</sup>, featuring two comfortable bedrooms and two modern bathrooms. Situated on the first floor of a five-story building, the apartment is easily accessible via an elevator. ✖

Potamos Germasogeias is known for its vibrant atmosphere and proximity to essential amenities. Residents enjoy access to shops, restaurants, and cafes, as well as beautiful beaches just a short walk away. The area's excellent transport links make commuting easy, with the highway close by, ensuring you remain connected to the surroundin...

### Property Info

Covered Area	<b>80</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>28440</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Garden

### Location

**Location:** Potamos Germasogeias      Region: **Limassol**  
**Coordinates: 34.692649 / 33.080357**

## Price: €770 000 + VAT

VAT for this property is **€38,500** or **€146,300**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 625.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€700 000 on Feb 20, 2025

€770 000 on Nov 19, 2025

